

## **FACTSHEET**

**TITLE:** **PRELIMINARY PLAT NO. 03003, OLD MILL VILLAGE**, requested by Nebraska Housing Resource, for 115 residential lots and 1 outlot, with associated waiver requests, on approximately 28.76 acres, generally located at S.W. 12<sup>th</sup> Street and W. South Street.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda: 8/20/03  
Administrative Action: 8/20/03

**STAFF RECOMMENDATION:** Conditional approval, with the exception of the waiver to allow street grades greater than 3% at the intersection approach of W. Lake Street and S.W. Soukup Drive.

**RECOMMENDATION:** Conditional approval, with the exception of the waiver to allow street grades greater than 3% at the intersection approach of W. Lake Street and S.W. Soukup Drive (9-0: Carlson, Duvall, Krieser, Larson, Marvin, Schwinn, Steward, Bills-Strand and Taylor voting 'yes').

### **FINDINGS OF FACT:**

1. This preliminary plat was recommended for approval by the Planning Commission prior to the effective date of the ordinance revisions wherein the Planning Commission was given final action authority on preliminary plats.
2. The applicant has requested waivers on this preliminary plat of 115 residential lots and 1 outlot to:
  - A. Allow street grades greater than 3% at the intersection approach of W. Lake Street and S.W. Soukup Drive.
  - B. Allow sanitary sewer grades opposite street grades in S.W. Soukup Circle.
  - C. Allow double frontage lots along South Street.
  - D. Allow length of Block 4 to exceed distance without pedestrian way easement.
  - E. Not require improvements to South Street to urban standards.
3. The staff recommendation of conditional approval, except for the waiver to allow street grades greater than 3% at the intersection approach of W. Lake Street and S.W. Soukup Drive, is based upon the "Analysis" as set forth on p.7-8, concluding that, with conditions, the preliminary plat is in conformance with the Zoning and Land Subdivision Ordinances, and the 2025 Comprehensive Plan. Public Works & Utilities does not object to the requested waivers, except for the street grades greater than 3% at the intersection approach of West Lake Street and S.W. Soukup Drive.
4. On August 20, 2003, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
5. On August 20, 2003, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend conditional approval, as set forth in the staff report dated August 1, 2003. This recommendation includes approval of the waivers, except the waiver to allow street grades greater than 3% as set forth above.
6. On August 21, 2003, a letter reflecting the action of the Planning Commission and the conditions of approval was mailed to the applicant (p.2-4).
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.
8. The Public Works & Utilities Department is now consenting to the approval of the waiver to allow street grades greater than 3% at the intersection approach of W. Lake Street and S.W. Soukup Drive.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** September 29, 2003

**REVIEWED BY:**

**DATE:** September 29, 2003

**REFERENCE NUMBER:** FS\CC\2003\PP.03003 Old Mill Village

August 21, 2003

Engineering Design Consultants  
Richard P. Onnen  
2200 Fletcher Ave. Suite 102  
Lincoln, NE 68521

Re: Preliminary Plat No. 03003  
OLD MILL VILLAGE

Dear Mr. Onnen:

At its regular meeting on Wednesday, **August 20, 2003**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary plat, **Old Mill Village**, located in the general vicinity of **SW. 12<sup>th</sup> St. and W. South St.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 A correct legal description.
    - 1.1.2 Change Avenue to street in Note 23A.
    - 1.1.3 Add utility easements as requested by July 29, 2003 L.E.S. report.
    - 1.1.4 Show minimum opening elevations for Lots 8 and 9 Block 2. Both lots are adjacent to the detention pond.
    - 1.1.5 Add to Note 23 the waiver for improvements of South St. to urban standards.
    - 1.1.6 Add street trees on S.W. 12<sup>th</sup> St. for those lots abutting S.W. 12<sup>th</sup> St. Revise the landscape schedule accordingly.
    - 1.1.7 Revise the grading and drainage plans to the satisfaction of Public Works & Utilities Department.
    - 1.1.8 Make corrections as outlined in Public Works and Utilities report of August 1, 2003.

2. The City Council approves associated request:
  - 2.1 Waiver to allow street grades greater than 3% at intersection approach of West Lake St. and S.W. Soukup Dr.
  - 2.2 Waiver to allow sanitary sewer grades opposite street grades in S.W. Soukup Circle.
  - 2.3 Waiver to allow double frontage lots along South St.
  - 2.4 Waiver to allow length of Block 4 to exceed distance without pedestrian way easement.
  - 2.5 Waiver to improvements of South St. to urban standards.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
  - 3.1 You have completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.
  - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
    - 3.2.2 To complete the private improvement shown on the preliminary plat.
    - 3.2.3 To continuously and regularly maintain the street trees and landscape screens.
    - 3.2.4 To submit to the lot buyers and home builders a copy of the soil analysis.
    - 3.2.5 To pay all improvement costs.
    - 3.2.6 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
    - 3.2.7 To relinquish the right of direct vehicular access to South street.
    - 3.2.8 To maintain the outlot and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property

owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

W. Cecil Steward, Chair  
City-County Planning Commission

cc: Owner  
Public Works - Dennis Bartels  
LES  
Alltel Communications Co.  
Cablevision  
Fire Department  
Police Department  
Health Department  
Parks and Recreation  
Urban Development  
Lincoln Public Schools  
County Engineers  
City Clerk

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 20, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Old Mill Village Preliminary Plat #03003

**PROPOSAL:** To preliminary plat 115 residential lots and one Outlot on approximately 28.76 acres.

**LOCATION:** S.W. 12<sup>th</sup> St. & W. South St.

**WAIVER REQUEST:**

1. Allow street grades greater than 3% at intersection approach of West Lake St. and S.W. Soukup Dr.
2. Allow sanitary sewer grades opposite street grades in S.W. Soukup Circle.
3. Allow double frontage lots along South St.
4. Allow length of Block 4 to exceed distance without pedestrian way easement.
5. Improvements to South St. to urban standards.

**LAND AREA:** 28.76 acres more or less.

**CONCLUSION:** With conditions the preliminary plat is in conformance with the Zoning and Land Subdivision Ordinances, and the 2025 Comprehensive Plan. Public Works & Utilities Department does not object to the requested waivers except for street grades greater than 3% at intersection approach of West Lake St. & S.W. Soukup Dr.

**RECOMMENDATION:**

Preliminary Plat	Conditional Approval
------------------	----------------------

Waivers

- |   |          |
|---|----------|
| 1. Street grades greater than 3% at intersection approach of W. Lake St. & S. W. Soukup Dr. | Denial   |
| 2. Sanitary sewer grades opposite street grades in S.W. Soukup Cir.                         | Approval |
| 3. Double frontage lots along South St.   | Approval |
| 4. Pedestrian easement in block 4   | Approval |
| 5. Improvements to South St. to urban standards   | Approval |

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** see attached

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North:	R-3, Residential	Mobile Home Court
South:	R-3, Residential	Single family/two-family residential
Southeast	P-Public	Nebraska Department of Roads property and Burlington Northern railroad.
East:	R-3, Residential	South St.
West:	R-3, Residential	Single family/two-family residential

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2025 Comprehensive Plan shows this area as urban residential. (F-23)

Guiding Principles for the Urban Environment includes:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and more dwelling units per acre in new neighborhoods. (F-17)

Home ownership is the foundation upon which successful neighborhoods and communities are built. Citizens should be able to afford to buy a safe and decent home. (F-18)

Encourage mixed-use redevelopment, adaptive reuse and in-fill development including residential, commercial and retail uses. (F-18)

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community. (F-65)

Housing affordability is not merely important for the community, it is imperative. Lack of affordable housing directly impacts citizen's assets and opportunities, which in turn shape the community's assets and opportunities. (F-66)

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods. (F-66)

**HISTORY:**

Date when preliminary plat was submitted:	February 28, 2003
Date when Planning Director's letter was sent:	March 28, 2003
Date when revised preliminary plat was submitted:	July 18, 2003

<b>September 16, 2002</b>	The area covered by this preliminary plat was annexed into the city by Ordinance #18064.
<b>July 20, 1998</b>	Vestecka's Villa Van Dorn Addition final plat abutting to the southwest was approved.
<b>JULY 20, 1978</b>	A strip of land approximately 150' x 1,280' abutting the east side of S.W. 12 <sup>th</sup> Street was annexed by Ordinance #12332.
<b>August 9, 1976</b>	Village Manor Estates final plat abutting to the west was approved.
<b>May 7, 1973</b>	Coddington West final plat abutting to the northwest was approved.

The subject property was changed from A-2 Single Family Dwelling District to R-3 Residential District in the 1979 zoning update.

**UTILITIES:** S.W. 12<sup>th</sup> St has an existing 6" water main and 8" sanitary sewer main.

**TOPOGRAPHY:** This area slopes from the northwest to the southeast.

**TRAFFIC ANALYSIS:** S.W. 12<sup>th</sup> St is classified as a local street.  
South St. is classified as a urban collector.

**PUBLIC SERVICE:** The closest elementary school is Roper located at S. Coddington & West South St.  
The nearest fire station is Fire Station #13 located at S. Coddington & West "A" St.  
The nearest neighborhood parks are S. Coddington & A Park located at Coddington Ave. and south of West "A" St. and Willard Park located at West "B" St. and Folsom St.

#### **ANALYSIS:**

1. This is a request to preliminary plat 115 residential lots. The zoning is R-3 residential.
2. The preliminary plat is consistent with the 2025 Comprehensive Plan.
3. The plat is adjacent to an established residential neighborhood and is an appropriate infill development utilizing unused land in an older neighborhood.
4. The proposed development utilizes existing infrastructure.
5. The requested waiver for a pedestrian easement is acceptable because the pedestrian way does not lead to any outlot, recreation area or park.

6. This plat is being developed by Nebraska Housing Resource and will provide housing for moderate income families.

**CONDITIONS:**

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Prepared by:

Tom Cajka  
Planner

**DATE:** August 1, 2003

**APPLICANT:** Nebraska Housing Resource  
Robert Peterson  
1230 "O" St.  
Lincoln, NE 68508  
(402) 434-3904

**OWNER:** same as applicant

**CONTACT:** Richard P. Onnen  
Engineering Design Consultants  
2200 Fletcher Ave. Suite 102  
Lincoln, NE 68521  
(402) 483-4014

**PRELIMINARY PLAT NO. 03003  
OLD MILL VILLAGE**

**CONSENT AGENDA**

**PUBLIC HEARING & ADMINISTRATIVE ACTION**

**BEFORE PLANNING COMMISSION:**

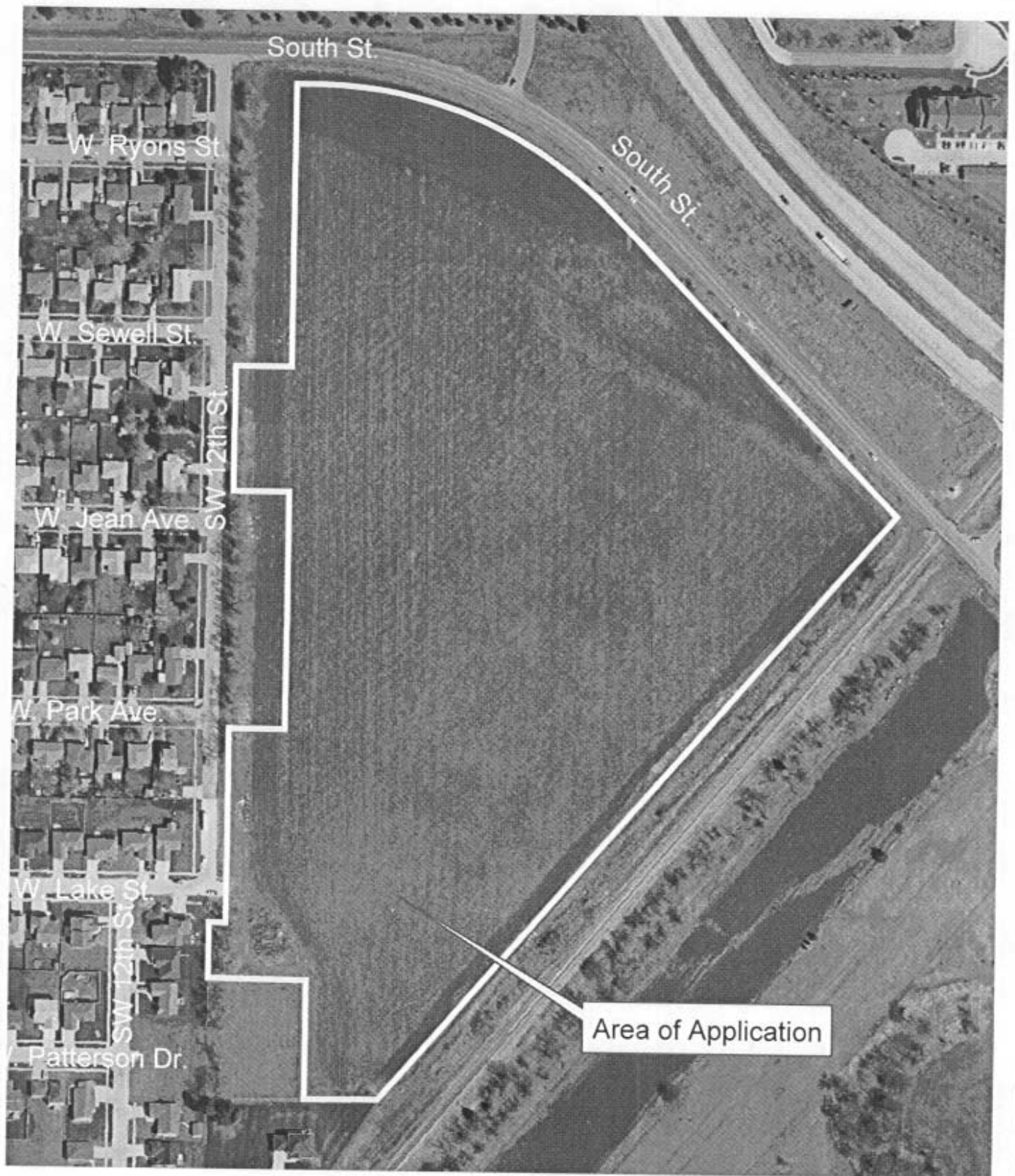
August 20, 2003

Members present: Carlson, Duvall, Krieser, Larson, Marvin, Schwinn, Steward, Bills-Strand and Taylor.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3417; USE PERMIT NO. 153; SPECIAL PERMIT NO. 638A; SPECIAL PERMIT NO. 1022D; SPECIAL PERMIT NO. 2030, FINIGAN VIEW COMMUNITY UNIT PLAN; PRELIMINARY PLAT NO. 02005, CATHERLAND SUBDIVISION; PRELIMINARY PLAT NO. 03003, OLD MILL VILLAGE; COUNTY FINAL PLAT NO. 03025, PRAIRIE CREEK ESTATES; COUNTY FINAL PLAT NO. 03026, WYNDAM PLACE ADDITION; COUNTY FINAL PLAT NO. 03028, THE PRESERVE AT CROSS CREEK ADDITION; ANNEXATION NO. 03006; and COMPREHENSIVE PLAN CONFORMANCE NO. 03007.**

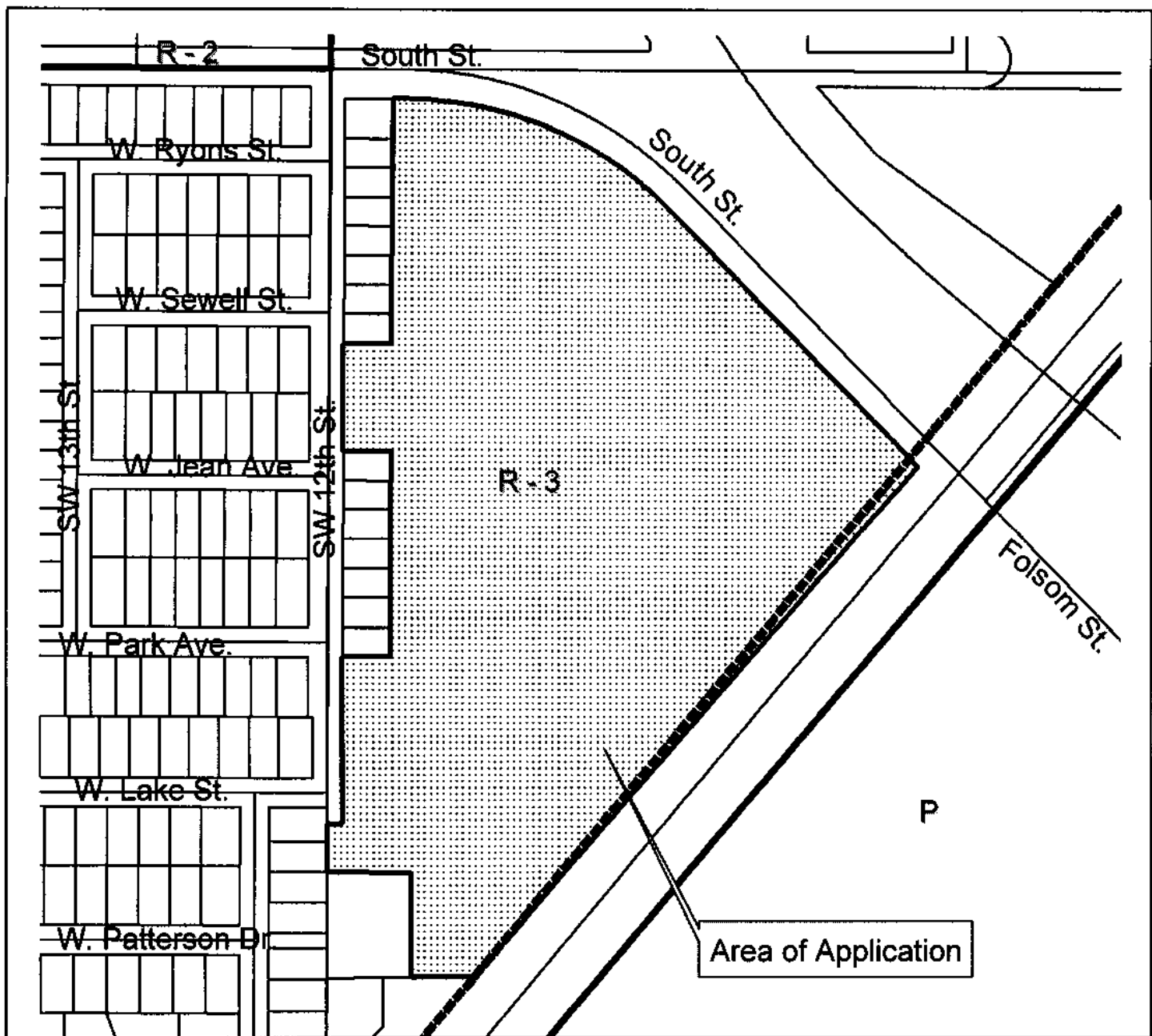
**Item No. 1.3, Special Permit No. 2030, and Item No. 1.4, Preliminary Plat No. 02005,** were removed from the Consent Agenda and scheduled for separate public hearing.

Bills-Strand moved to approve the remaining Consent Agenda, seconded by Taylor and carried 9-0: Carlson, Duvall, Krieser, Larson, Marvin, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'.



**Preliminary Plat #03003**  
**Old Mill Village**



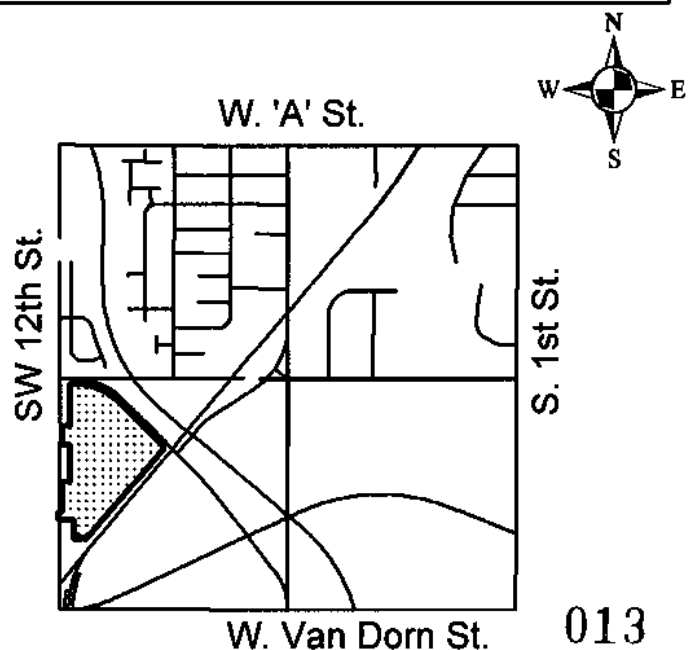
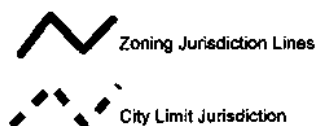


## Preliminary Plat #03003 Old Mill Village

### Zoning:

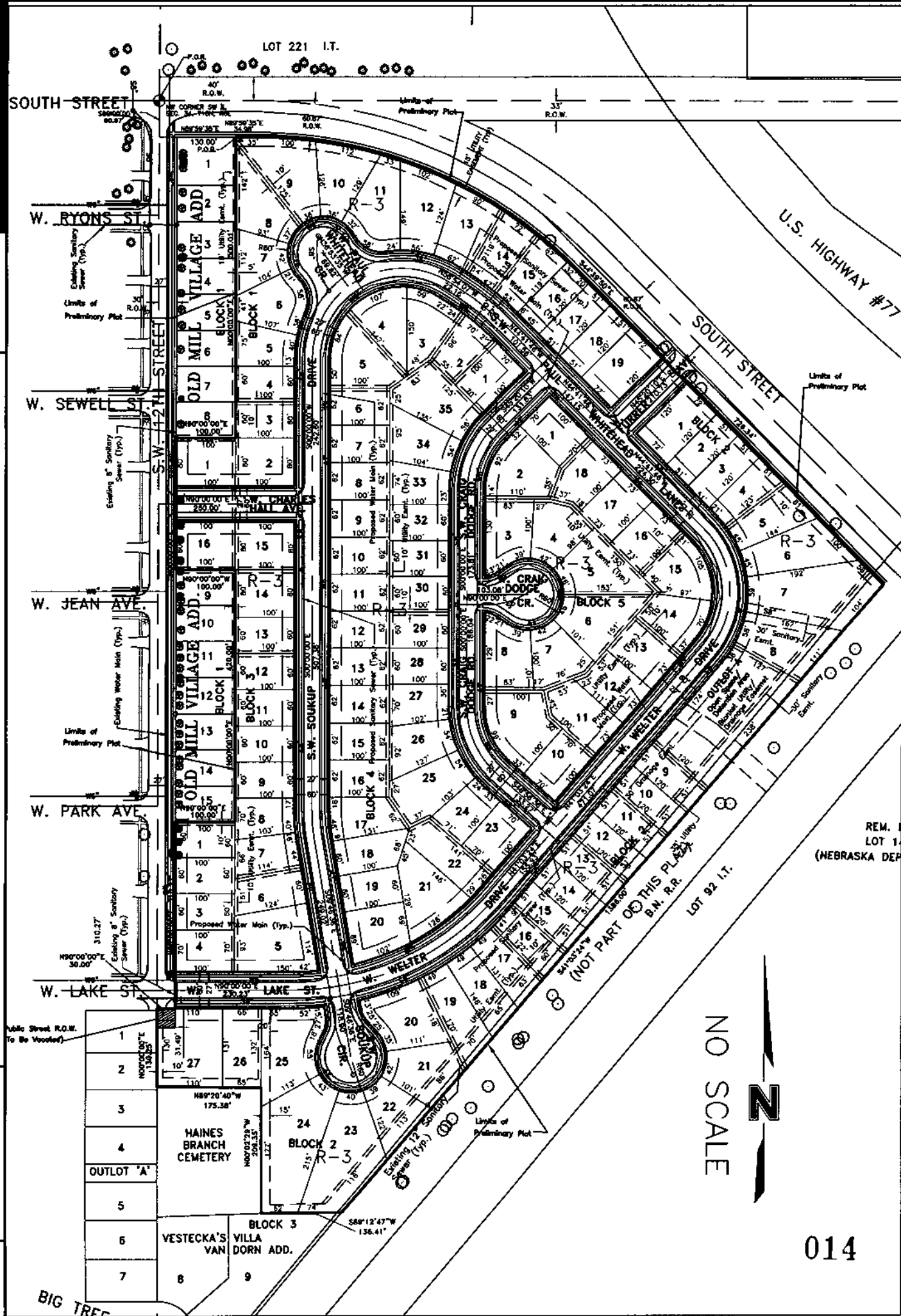
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 34 T10N R6E



013

**Old Mill Village**  
**SITE PLAN EXHIBIT**  
Lincoln, Nebraska



## GENERAL SITE NOTES

1. ALL SANITARY SEWERS AND WATER MAINS ARE TO BE PUBLIC.
2. SANITARY SEWER AND WATER LINES TO BE 8" AND 6" PVC PIPE, RESPECTIVELY, UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
3. ORNAMENTAL STREET LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH I.E.S. REGULATIONS.
4. BLANKET EASEMENTS ARE GRANTED ON ALL OUTLOTS.
5. AS PART OF THE FINAL PLAT, BLANKET UTILITY AND/OR SPECIFIC UTILITY EASEMENTS WILL BE PROVIDED TO THE SATISFACTION OF I.E.S.
6. ANY RELOCATION OF EXISTING I.E.S. FACILITIES WILL BE AT DEVELOPER'S EXPENSE.
7. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
8. WITH EXCEPTION OF INSTALLATION, REPAIR AND DEVELOPMENT OF ROAD IMPROVEMENTS, STORM WATER AND DRAINAGE IMPROVEMENTS AND UTILITIES APPROVED WITH THIS PLAT, OR USE PERMIT, ALL WETLANDS AND NATURAL DRAINAGE WAYS NOT SHOWN TO BE GRADED ON SITE, ARE TO BE PRESERVED.
9. ALL TREES ON SITE ARE ELM OR SCURB TREES.
10. WITH THE EXCEPTION OF THE DEVELOPER'S OR HOMEOWNER'S RIGHT TO THIN AND TRIM TREES, REMOVE DEAD, DOWNED AND DISEASED TREES; FOR INSTALLATION, REPAIR, DEVELOPMENT AND CONSTRUCTION OF ROAD IMPROVEMENTS, STORM WATER, DRAINAGE IMPROVEMENTS, UTILITIES, SIDEWALKS AND HOMES APPROVED WITH A PLAT, BUILDING PERMIT OR USE PERMIT, ALL TREES NOT SHOWN TO BE REMOVED SHALL BE PROTECTED AND PRESERVED.
11. DURING CONSTRUCTION ACTIVITIES ALL TREES OR TREE MASSES TO BE PRESERVED SHALL BE CLEARLY MARKED.
12. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
13. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
14. ALL PAVING RADII IS TO BE 20 FEET UNLESS OTHERWISE NOTED.
15. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
16. ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
17. THE EXISTING ZONING IS R-3, THE PROPOSED ZONING IS R-3
18. SIDEWALKS ARE TO BE CONSTRUCTED ALONG BOTH SIDES OF ALL INTERIOR PUBLIC STREETS, AND ALONG THE EAST SIDE OF S.W. 12TH STREET AND THE WEST SIDE OF SOUTH STREET.
19. ALL SIDEWALKS ADJACENT TO STREETS ARE TO BE 4' FT. WIDE & LOCATED IN PUBLIC R.O.W..
20. EYES, OVERHANGS, WINDOW SWINGS, DOOR SWINGS, AIR CONDITIONER UNITS, ETC. CAN ENCR OACH OVER THE SETBACK LINES. ENCR OACHMENTS ARE NOT ALLOWED OVER PROPERTY LINES AND MUST CONFORM TO BUILDING AND LIFE SAFETY CODE REQUIREMENTS.
21. DIRECT VEHICULAR ACCESS TO SOUTH STREET FROM ALL LOTS IS HEREBY RELINQUISHED, EXCEPT AS SHOWN.
22. RIGHT-OF-WAY WIDTHS: REFERENCE TYPICAL STREET CROSS SECTIONS, THIS SHEET.
23. THE FOLLOWING WAIVERS TO THE CITY OF LINCOLN DESIGN STANDARDS FOR LAND SUBDIVISION ARE HEREBY GRANTED:
  - A) ALLOW STREET GRADE GREATER THAN 3% AT INTERSECTION APPROACH OF WEST LAKE AVENUE AND S.W. SOUKUP DRIVE.
  - B) ALLOW SANITARY SEWER GRADES OPPOSITE STREET GRADES IN S.W. SOUKUP CIRCLE.
  - C) ALLOW DOUBLE FRONTAGE LOTS ALONG SOUTH STREET
  - D) ALLOW LENGTH OF BLOCK 4 TO EXCEED DISTANCE WITHOUT PEDESTRIAN WAY EASEMENT.
24. VACATION OF S.W. 12TH STREET SOUTH OF WEST LAKE STREET WILL BE REQUESTED PRIOR TO FINAL PLAT.
25. TOTAL USAGE:

115 PROPOSED SINGLE FAMILY LOTS  
1 OUTLOT

TOTAL LOTS - 116  
TOTAL BLOCKS - 5  
TOTAL UNITS - 115

OUTLOTS & USE  
OUTLOT 'A'-DETENTION/ OPEN SPACE

## ENGINEER

ENGINEERING DESIGN CONSULTANTS  
2200 FLETCHER AVENUE SUITE 105  
LINCOLN, NE 68504  
PHONE #402-438-4014

## OWNER/DEVELOPER

NEBRASKA HOUSING RESOURCE  
1230 'O' STREET, COMMERCE COURT  
LINCOLN, NEBRASKA 68508  
402-434-3904

## LEGAL DESCRIPTION

### PRELIMINARY PLAT BOUNDARY

A TRACT OF LAND LOCATED IN OUTLOT 'A', OLD MILL VILLAGE ADDITION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE: S00° 00'00"E, (ASSUMED), ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.87 FEET; THENCE: N89°59'35"E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING N89°59'35"E, ON THE WEST SOUTH STREET RIGHT-OF-WAY LINE, A DISTANCE OF 34.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°20'34", A RADIUS OF 768.51 FEET, AN ARC LENGTH OF 606.18 FEET, A CHORD LENGTH OF 562.44 FEET AND A CHORD BEARING OF S67°20'08"E; THENCE: ON SAID CURVE AND RIGHT-OF-WAY LINE, A DISTANCE OF 606.18 FEET TO THE POINT OF TANGENCY; THENCE: S44°39'50"E, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 728.34 FEET TO A POINT ON THE WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE: S41°03'24"W, ON SAID LINE, A DISTANCE OF 1386.00 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 3, VESTECKA'S VILLA VAN DORN ADDITION TO LINCOLN; THENCE: S88°12'47"W, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 136.41 FEET TO THE SOUTHEAST CORNER OF HAINES BRANCH CEMETERY; THENCE: N00°02'28"W, ALONG THE EAST LINE OF SAID CEMETERY, A DISTANCE OF 209.35 FEET TO THE NORTHEAST CORNER OF SAID CEMETERY; THENCE: N89°20'40"W, ALONG THE NORTH LINE OF SAID CEMETERY, A DISTANCE OF 173.38 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE: N00° 00'00"E, ALONG SAID WEST LINE, A DISTANCE OF 130.23 FEET; THENCE: S90°00'00"E, A DISTANCE OF 30.00 FEET; THENCE: N00°00'00"E, A DISTANCE OF 310.27 FEET; THENCE: S90°00'00"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 12TH STREET; THENCE: N90°00'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 220.00 FEET; THENCE: S90°00'00"E, A DISTANCE OF 100.00 FEET; THENCE: N00°00'00"E, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 28.76 ACRES (114 LOTS AND 1 OUTLOT) MORE OR LESS.

I HEREBY CERTIFY AS A REGISTERED LAND SURVEYOR IN NEBRASKA, AND UNDER THE GUIDELINES OF LAND SUBDIVISION TITLE 28.19.041, THAT I HAVE ACCURATELY SURVEYED THIS SUBDIVISION AND ATTEST TO THE ACCURACY OF THE SURVEY AND THE CORRECT LOCATION OF ALL PERMANENT SURVEY MONUMENTS SHOWN ON THIS PLAT, AND THAT THE LOTS, BLOCKS, STREETS, ALLEYS, PUBLIC WAYS AND GROUNDS ARE STAKED AND MARKED AS HEREIN REQUIRED. PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIPHERY OF THE SUBDIVISION, AT EACH POINT OF TANGENCY AND CURVATURE AND AT ALL LOT AND BLOCK CORNERS. ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. ARC DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN.

DATE

KYLE E. GATT

L.S. NO. 609

Old Mill Village  
SITE PLAN EXHIBIT  
Lincoln, Nebraska

Drawn By: LEF  
Dwg.: Pp\_cv1  
Date: 08/06/03  
Job#: 03-004

SHEET  
2 OF 2

# LEGAL DESCRIPTION

## PRELIMINARY PLAT BOUNDARY

A TRACT OF LAND LOCATED IN OUTLOT 'A', OLD MILL VILLAGE ADDITION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

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I HEREBY CERTIFY AS A REGISTERED LAND SURVEYOR IN NEBRASKA, AND UNDER THE GUIDELINES OF LAND SUBDIVISION TITLE 26.19.041, THAT I HAVE ACCURATELY SURVEYED THIS SUBDIVISION AND ATTEST TO THE ACCURACY OF THE SURVEY AND THE CORRECT LOCATION OF ALL PERMANENT SURVEY MONUMENTS SHOWN ON THIS PLAT, AND THAT THE LOTS, BLOCKS, STREETS, ALLEYS, PUBLIC WAYS AND GROUNDS ARE STAKED AND MARKED AS HEREIN REQUIRED. PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIPHERY OF THE SUBDIVISION, AT EACH POINT OF TANGENCY AND CURVATURE AND AT ALL LOT AND BLOCK CORNERS. ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. ARC DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN.

DATE

KYLE E. CATT

L.S. NO. 609

Preliminary Plat



# Memorandum

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<b>To:</b>	Tom Cajka, Planning Department
<b>From:</b>	Chad Blahak, Public Works and Utilities
<b>Subject:</b>	Old Mill Village Preliminary Plat #03003
<b>Date:</b>	8/07/03
<b>cc:</b>	Randy Hoskins Devin Biesecker

Engineering Services has reviewed the re-submitted preliminary plat for Old Mill Village, located east of SW 12th Street from West Lake Street to South Street and has the following comments:

- The K-value for vertical curve at station 1+80 in the Charles Hall Avenue profile does not meet design standards and should be revised.
- The drainage study indicates that there is more runoff for the 10yr storm with the proposed development than for the existing conditions. As the runoff is ultimately discharged onto NDOR property, the NDOR should be consulted for permission to discharge the higher flow onto its property.
- Clarification is needed regarding some information provided in the drainage study. Public Works will contact the developers engineer to discuss the concerns.
- The requested waiver for sanitary sewer running opposite street grades is acceptable as it does not produce sewer depths in excess of the 15' maximum.
- The requested waiver of design standards for constructing South Street with curb and gutter is acceptable to Public Works. However, the required sidewalk along South Street needs to be shown on the plans along with the grading necessary to construct the sidewalk at the standard elevation relative to the theoretical top of curb in South Street. If a deviation from the standard is required, the locations need to be indicated and justification needs to be provided.
- A culvert needs to be shown under Furrer Street at the South Street intersection. The grading necessary for the construction of the culvert, allowing for positive drainage to the railroad ditch, must also be shown.
- The proposed street names seem excessively long and consideration should be taken to shortening them.
- The proposed new culvert under the railroad tracks needs to be shown on the plans along

August 7, 2003

with grading necessary to construct the culvert. Drainage area and pipe sizing calculations must also be provided verifying the adequacy of the proposed culvert.

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**PUBLIC WORKS AND  
UTILITIES DEPARTMENT**



**MEMORANDUM**

**Date:** August 1, 2003

**To:** Tom Cajka

**cc:** Ben Higgins, Chad Blahak

**From:** Devin Biesecker

**Subject:** Old Mill Village

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Below are Watershed Management's comments on the Old Mill Village preliminary plat. Comments are based on a three-sheet plan set and hydrology study stamped July 18, 2003 by the Planning Department.

1. Need to have minimum opening elevations assigned to Lots 8 and 9 in Block 2. Both lots are adjacent to the detention pond.
2. Post development flows exceed pre developed flows for the 2 and 10 year storm events. The detention cell must be sized so that post development flows do not exceed pre developed flow rates.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Tom Cajka

**DATE:** July 30, 2003

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File  
EH Administration

**SUBJECT:** Old Mill Village  
Preliminary Platt

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Old Mill Village development with the following noted:

- A rail line is located approximately 80 feet from the proposed residential development. Trains are known to carry hazardous chemicals/materials in large quantities. The LLCHD does have concerns regarding the possibility of hazardous materials incidents involving trains with residential populations in relative close proximity.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

# Memo



**To:** Tom Cajka, Planning Department

**From:** Mark Canney, Parks & Recreation

**Date:** July 22, 2003

**Re:** Old Mill Village PP 03003

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



INTER-DEPARTMENT COMMUNICATION

DATE July 29, 2003

TO Tom Cajka, City Planning

FROM Sharon Theobald  
(Ext. 7640)

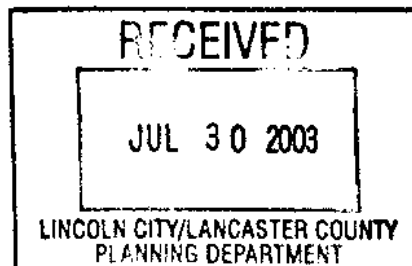
SUBJECT DEDICATED EASEMENTS  
P.P. #03003  
DN #23S-11W

Attached is the Preliminary Plat for Old Mill Village.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.



ST/nh  
Attachment  
c: Terry Wiebke  
Easement File

**Rick Onnen**

**From:** Moy, Jack D [Jack.Moy@bnsf.com]  
**Sent:** Tuesday, April 15, 2003 4:58 PM  
**To:** 'Rick Onnen'  
**Cc:** Ferguson, Edward O  
**Subject:** RE: Old Mill Village Storm Sewer

Rick, Will this e-mail do as a letter or do you need a formal letter? The Burlington Northern Santa Fe Railway Co. will approve the installation of a larger pipe under our track if the railroad forces install the pipe and you acquire all the permits and furnish all the data to support the installation. This means that a drainage study will have to be preformed to insure that the increase in flow will not flood people or property down stream from the site. The plans will have to be approved by the proper authorities and the BNSF engineering. We are willing to work with you to accomplish your project. Please, keep us informed as to the time line and the progress of the plans. If you need to have meetings, I would be more than happy to attend.

Thanks!

**Jack D. Moy**  
 Manager Engineering  
 3700 Globeville Road  
 Denver, Colorado 80216  
 303-480-6582

-----Original Message-----

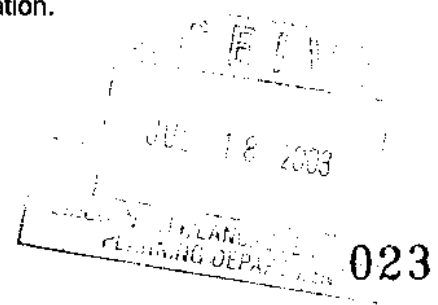
**From:** Rick Onnen [mailto:ROnnen@edc-civil.com]  
**Sent:** Thursday, April 10, 2003 3:33 PM  
**To:** 'jack.moy@bnsf.com'  
**Subject:** Old Mill Village Storm Sewer

Jack,

Some time ago you met with me regarding the possibility of constructing storm sewer across the BNSF right-of-way just south of the South Street Crossing in Lincoln, Nebraska (Lot 92 I.T. Section 34 T10N R6E of the 6<sup>th</sup> PM). As you may recall, the project involved development of adjacent property for residential use. The existing culvert appears to be undersized and the proposed development upstream will compound the problem. The proposed solution is to increase the size of the existing culvert or to construct a parallel pipe under the tracks. The City has commented that we must have permission from BNSF to propose construction of storm sewer on their property. I would appreciate you issuing me a letter stating BNSF's position on the matter. You may also want to use the letter as an opportunity to reiterate the requirements you requested (use of Railroad employees for construction of pipe on the right-of-way, construction of a fence between the right-of-way and the residential lots, etc.).

Please let me know if you have any questions or need additional information.

Rick Onnen  
 Engineering Design Consultants  
 2200 Fletcher Ave  
 Lincoln, NE 68521  
 Ph: 402-438-4014  
 FAX: 402-438-4026



7/17/2003